

Chapter 5 Officers

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Bill Wright, SR/WA, R/W-NAC

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Richard Snedegar

Have news to share? Email Daniel at
dkann@valbridge.com

Thank you to our Platinum Sponsor:



Chapter 5 Fall Seminar!

Volunteers to plan Fall Education Workshop needed! Conference call being scheduled for January. Please contact Missy if interested in participating. Melissa.wurtz@percheronllc.com; phone 913-485-7638.

Inside This Issue

- 1 President's Message
- 1 February Meeting
- 2 Member Spotlight
- 3 Meeting Attendance Update
- 3 Education News
- 4 Pipeline Committee Report
- 5 Burns and McDonnell
- 6 Calendar of Events
- 6 In Memory of Dena Prentis, SR/WA
- 6 Region 3 Spring Forum Information
- 7 Photos from Steve's FUNdraiser
- 8 Hat, Glove, Mitten, Sock Drive

President's Message



Hello Chapter 5!

The holidays are wrapping up now. I don't know about you, but I had to "pre-diet" to prepare for all the holiday meals, happy hours and parties going on this time of year!

I have been president now for about 6 months and I think we have already made some positive changes in the Chapter:

1. We created a sponsorship package (thanks Piper Ogan!) and have gotten our first committed PLATINUM sponsor...Burns & McDonnell! Sponsors get benefits such as lunch vouchers, ad space in the newsletter and website, and presentation time at meetings. See the sponsor brochure in this newsletter for more info.
2. Website traffic (www.IRWChapter5.com) has been increasing steadily all year, with an all-time high of **937** visitors in November! We continually add features, such as the new Jobs page (for open positions AND job seekers), and more timely information about chapter and Region 3 events and class offerings.
3. The member survey that I sent out at the beginning of my term got some great feedback, and Chapter officers are discussing using the money in our bank account for social events, better meeting venues, seminars, and other activities that provide value for our members. **If you have an idea, speaker, or venue for a seminar we can offer free of charge to members, please let me know. I will put it on the agenda at the next chapter meeting to vote to use Chapter funds for that offering.**
4. And of course we re-instituted our Chapter newsletter (thanks AGAIN Piper!), which has gotten really excellent feedback from the membership. It looks like Daniel Kann is going to take over the newsletter duties for Piper, who is moving, but if you have any skills you can offer to help, please let me (jberr@burnsmcd.com) or Daniel(dkann@valbridge.com) know.

(continued on page 4)

Meeting February 10th, 2016 at Maceli's

1031 New Hampshire Street, Lawrence, KS

The meeting schedule is as follows:

- 10-11 am: Networking
- 11-12 pm Announcements & speaker presentation
- 12-1 pm: Lunch
- 1 pm: Chapter Business Meeting



Member Spotlight



Melissa Wurtz, SR/WA



Melissa (Missy) Wurtz, SR/WA has been actively involved with the IRWA and our chapter for a number of years! She is our latest member spotlight.

- Where do you work, what do you do, and how long have you been there?

I have been with Percheron since 2011 and am the Regional Manager for the Midwest. Duties include project oversight, staffing and client satisfaction. I started in the right of way industry in 1999.

- Tell us about your family.

Married to Paul Helmuth- we live in Shawnee on a pretend farm of 5 acres. Still daydreaming about what we'll do with it.

- Where did you grow up and how did you come to live in the Kansas City area?

Grew up in suburban St. Louis and moved to Mound City, Kansas where I graduated high school. Moved to Kansas City after graduating from Kansas University.

- When not working, what hobbies do you enjoy?

Seeing friends and family. Learning more healthy ways to cook ☺

- Who introduced you to IRWA and how long have you been a member?

I was introduced to IRWA way before coming to the industry as my dad (Rick Wurtz, SR/WA) and uncle (Alan Wurtz SR/WA) were active in IRWA. It was an honor to be involved in the founding of the Richard J. Wurtz Scholarship for Chapter 5. Professional development and education in this industry was such a high priority to him. Also credit Bruce Reed for encouraging me to get involved in the chapter. My first year of membership I was elected Chapter 5 Secretary. IRWA and Chapter 5 in particular is a supportive way to gain leadership skills.

- What did you do before your Real Estate career began?

I coordinated genealogy research for attorneys to determine heirship for estate cases. (This was pre-Ancestry.com!)

- When you were a little girl what did you want to be?

A doctor

- If you had to spend 2 years on a deserted island, what book, CD and movie would you bring?

If I had only one choice of those items, I'd bring Mozart, When Harry Met Sally (some good music there, too.) and the bible.

- If Hollywood made a movie about you, what actress would you want to represent you?

Sandra Bullock- she would be as funny as I like to think I am!

I believe every person has something to contribute and ideas to share to make Chapter 5 and IRWA a better organization.

- You have been involved on committees and in the leadership of Chapter 5. Why have you gotten involved and what would you recommend for members who may not be aware of the opportunities that Chapter 5 offers?

I believe every person has something to contribute and ideas to share to make Chapter 5 and IRWA a better organization. I got involved because that's the best way to learn about the mechanics of a group and the members of Chapter 5 are supportive and help with whatever level you can contribute.

DO YOU ATTEND MEETINGS?

If you do, you should be aware that the chapter is on the hook for the cost of no-shows at our venues—we have to give a firm number of attendees for food, and pay for it regardless of who actually shows up. At our last meeting we were in the red over \$300.

Therefore, in 2017 we are putting a new rule in effect: Anyone who RSVP's for a meeting and does not attend the meeting will be billed after the event. We typically have to get a final number to the event space 1-2 weeks ahead, so if you have to cancel, please do it as far in advance as possible. Thank you!



Natalie Meighan and Claudia Vines at our December Meeting



Education News

by Rich Snedegar

Right now we are going to offer six courses for 2017! Please spread the word and tell everyone you know what courses we have available. I would like to thank Al Donoho for teaching three courses for us next year, we appreciate his hard work and contribution. AL and I have been working with national to coordinate CEU credits with the Kansas and Missouri appraisal boards, for all three of C400 series of courses we are offering.

We have some great classes lined up for 2017 including:

400 – Principles of Real Estate Appraisal -14 CEUs
March 23-24 (2 day course)
Instructor: Al Donoho
Location:
Kansas City Water Services; 4800 E 63rd St, KCMO

502 - Non-Residential Relocation Assistance (tentative)
April 12-13 (2 day course)
Instructor: Lisa Harrison
Location:
Kansas Department of Transportation, Topeka, KS

402 – Intro to the Income Capitalization Approach -6 CEUs
May 25
Instructor: Al Donoho
Location:
Kansas City Water Services; 4800 E 63rd St, KCMO

403 –Easement Valuation -7.25 CEUs
May 26
Location:
Kansas City Water Services; 4800 E 63rd St, KCMO

215 – Right of Way Acquisitions for Pipelines
June 8-9 (2 day course)
Instructor: Richard Schreiber
Location:
Kansas City Water Services; 4800 E 63rd St, KCMO

As always, if you have any courses you would like to see offered in the future please send me an e-mail at Richard.snedegar@kcmo.org.

Any chapter member who is interested in the chapter budget, profit/loss and balance sheet information is welcome to email Bill Wright for more details at wewright88@hotmail.com

President's Message (cont.)

On December 2nd we had another successful Chapter meeting at Hollywood Casino at the Kansas Speedway. Our speaker, Chris Burger with the law firm of Stevens & Brand, spoke about the case of Creegan v. Department of Transportation that was argued before the Supreme Court in January 2016. A verdict has not come down on that case yet, but Chris talked about the impacts the case may have on valuation of property for award, and how restrictive covenants can give any property owner in a subdivision the right to sue for compensation from a project owner, even if they aren't impacted by the project. Wow!

The next meeting is scheduled for Maceli's in Lawrence, KS February 10th and the following meeting is at Burns & McDonnell April 14th. Information is available on the website and we'll send out several emails with an online RSVP option. As always, if you have an idea for a meeting venue or speaker, PLEASE send them to me—that's the hardest part of planning the meetings!

Speaking of meetings, did you know you can bring first-time attendees to the Chapter meetings for FREE? It's our way of introducing IRWA to potential members! I challenge everyone to bring one potential member to the next meeting to see what we're all about.

If you have an idea for a meeting venue or speaker, PLEASE send them to me—that's the hardest part of planning the meetings!

I hope that in amongst all the preparations for the holidays you were able to take some time to slow down a bit, relax and ENJOY. I hope you all get some time for yourself to refresh and clear your mind so you can be the "BEST YOU" for your family and friends. I want to see you all in 2017 refreshed and happy and ready to take on the world as only IRWA'ers know how!

If you have ideas, questions, or just want to talk...my door is always open.

Jen Berry
Chapter 5 President
jberry@burnsmcd.com
Mobile: 913-484-9240

Check out Jen Berry's article in the latest issue of Right of Way Magazine [here!](#)

Pipeline Committee Report by Steve Grandon



The Last Pipeline Committee (PLC) Meeting was September 22nd in Park City Utah. David Dominy, MAI, CRE, FRICS with Johnes Lang LaSalle (formerly Integra Realty Resources) Houston presented the following:

- Findings of the INGAA Market Study of the impact of a natural gas pipeline on residential property values, financing and insurability.
- The study involved properties located in four areas of the US and was conducted in 2015.
- Overall, the report found that in all areas studies, there is a sales frequency for homes "on" a pipeline that is consistent with those "off" pipeline. This indicates that the presence of a pipeline does not inhibit sales.
- The full presentation can be found on the INGAA website [here](#).

The committee also discussed topics for the PLC sessions in Anchorage. Suggestions include:

- Operational challenges to the Trans Alaska Pipeline due to reduced capacity
- 3D drone modeling
- Relationship between pipelines and wind farms

The next PLC meeting is in Sacramento on January 19, 2017. See the photos from Steve's FUNdraiser motorcycle trip from Nashville to Anchorage presented later in this edition!

*Happy 80 years young to
Wilma Goodwillie!*



The right approach shines light on even the most rugged project terrain.

We do more than bring strategic value to your projects. From right-of-way studies to land acquisition and comprehensive compliance programs, our environmental studies and permitting team brings an informed approach at every stage — from concept to completion. Let us show you how at burnsmcd.com/IRWAnews.

BURNS  MCDONNELL

CREATE AMAZING.

CALENDAR OF EVENTS

CHAPTER MEETING

MACELI'S
FEBRUARY 10, 2017, NETWORKING STARTS AT 10 AM
Chapter meeting and presentation by Ron Achelpohl, Mid America Regional Council

REGION 3 SPRING FORUM

HAMPTON INN AT TIN LIZZIE GAMING RESORT
MARCH 14-16, 2017
Representatives from Chapters within Region 3 meet, network and attend educational opportunities.

COURSE 502 –NON-RESIDENTIAL RELOCATION ASSISTANCE (TENTATIVE)

KANSAS DEPARTMENT OF TRANSPORTATION, TOPEKA, KS
APRIL 12-13, 2017, TWO DAYS

CHAPTER MEETING

BURNS & McDONNELL
APRIL 14, 2017, NETWORKING STARTS AT 10 AM
Chapter meeting and presentation by Lisa Harrison, President of Pinnacle Consulting and former IRWA International President.

COURSE 402 –INTRO TO THE INCOME CAPITALIZATION APPROACH

KANSAS DEPARTMENT OF TRANSPORTATION, TOPEKA, KS
MAY 25, 2017

COURSE 403 –EASEMENT VALUATION

KANSAS CITY WATER SERVICES, KCMO
MAY 25, 2017

SPECIAL CAUCUS AT INTERNATIONAL CONFERENCE

ANCHORAGE, ALASKA
JUNE 4, 2017

In Memory of Dena Prentiss, SR/WA

Longtime Chapter 5 member, Dena Prentiss, passed away October 2, 2016.

Dena was past Chapter 5 Treasurer and Newsletter Editor and served on the Conference Committee when Kansas City hosted the IRWA Conference in 2003.



Dena began her right of way career with Gas Service Company in Kansas City and afterward was employed at Westar in Topeka, where she worked until her retirement.

Dena is survived by her mother, Emma Welborn and brothers Michael Prentiss (wife Sandy), Richard Prentiss (wife Donna) and Glenn Welborn (wife, Sheri), along with many nieces and nephews. She is laid to rest at Mt. Washington Cemetery, Independence, MO.

Memorials may be sent to the Olathe Health Systems Hospice House for Dena Prentiss, 15310 S. Marion St., Olathe.

We recently added a job board to the website! Check it out [here!](#)



Jen Berry and Cindy Broxterman at the December Meeting



Matt Armfield, Chris Burger (speaker), and Jen Berry at the December Meeting

Sponsor packages have been developed for Chapter 5! Get your company the recognition and visibility it needs with hundreds of IRWA members! Find out more [here.](#)

Region 3 Spring Forum hosted by Chapter 72 this year

Twice a year, Region 3 meets to review issues from IRWA and our local chapters and industry committees. Region 3 consist of Ch. 20- Minnesota; Ch. 37- St. Louis and Eastern Missouri; Ch. 41- Iowa; Ch. 78- Nebraska; Ch. 72- North and South Dakotas and Ch. 5- Kansas and Western Missouri.

The Spring Forum will be held March 14-16, 2017 at the Hampton Inn at Tin Lizzie Gaming Resort. In addition, Course 218 –Right of Way Acquisition for Electrical Transmission Projects will be offered.

To find out more information or to reserve a room [click here.](#)

Photos from Steve Grandon's FUNdraiser Motorcycle Trip from Nashville to Anchorage



Approaching Mile Post 1 of the world famous Alaska Highway, which begins in Dawson Creek, B.C.

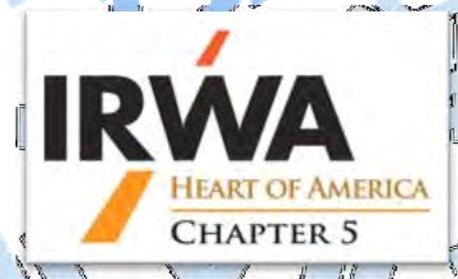


One of the many spectators I saw along the trip.



Entering the last frontier.

**Give the gift
of Warmth...**



Socks, Hats, Gloves & Mittens Donation Drive

When and Where: Chapter 5 Luncheon, February 10th at Maceli's in Lawrence, KS

Who: **Generous Members of IRWA Chapter 5**
**(for benefit of The Salvation Army and Benilde Hall (Agency
Serving Homeless Veterans in Kansas City))**

Percheron will match all items donated.

*If you wish to donate, but are unable to attend, contact Missy for pick-up.
Cell/ txt 913-485-7638; Melissa.wurtz@percheronllc.com*

